

# COMMERCIAL PROPERTY OFFICE OPPORTUNITY



Sarre & Company  
CHARTERED SURVEYORS

## UNIQUE RETAIL UNIT CENTRAL TOWN LOCATION 69 HALKETT PLACE ST HELIER



**APPROXIMATELY 608 SQ.FT.**

**TO LET**



16 Gloucester Street, St.Helier, Jersey, Channel Islands, JE2 3QR.  
Tel: 01534 888848 Fax: 01534 888849  
Email: [property@sarreandcompany.co.uk](mailto:property@sarreandcompany.co.uk) [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)



# 69 HALKETT PLACE ST HELIER

## LOCATION

The property is located centrally within St Helier town centre, being situated immediately next to La Capannina restaurant.

The property is situated on the West side of Halkett Place close to the junction with Burrard Street.

We attach a location plan for reference purposes.

## DESCRIPTION

The retail unit provides for an efficient open plan ground floor unit. Previously, the unit was trading as a barbers. The unit is available as a pure retailing unit.

## ACCOMODATION

Retail -	483 sq.ft.
Store -	87 sq.ft.
Kitchen -	<u>38 sq.ft.</u>
	608 sq.ft.

## TENURE

The premises are available immediately by way of a new 9 year internal and shopfront repairing style lease, subject to 3 yearly rent reviews in line with Jersey Cost of Living only.

A service charge will be levied on the lessee to cover a fair proportion of the costs of managing the building to include building insurance, building wide fire alarm maintenance, gutter and drain pipe maintenance plus management fees.

## ASKING RENTAL

£21,500pa

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## LEGAL COSTS

Each party to bear their own legal costs.

## COVENANT STRENGTH / KYC

In line with normal market practice a suitable covenant or guarantee will be required by the Lessor. The Lessee will be required to produce the usual Due Diligence information.

## VIEWING

By contacting the Lessee's sole agent:

**Alistair M Sarre BSc MRICS, Simon Gale LLB (Hons) AssocRICS,  
Or Reece Sarre**

**Sarre & Company  
16 Gloucester Street  
St Helier  
Jersey  
JE2 3QR**

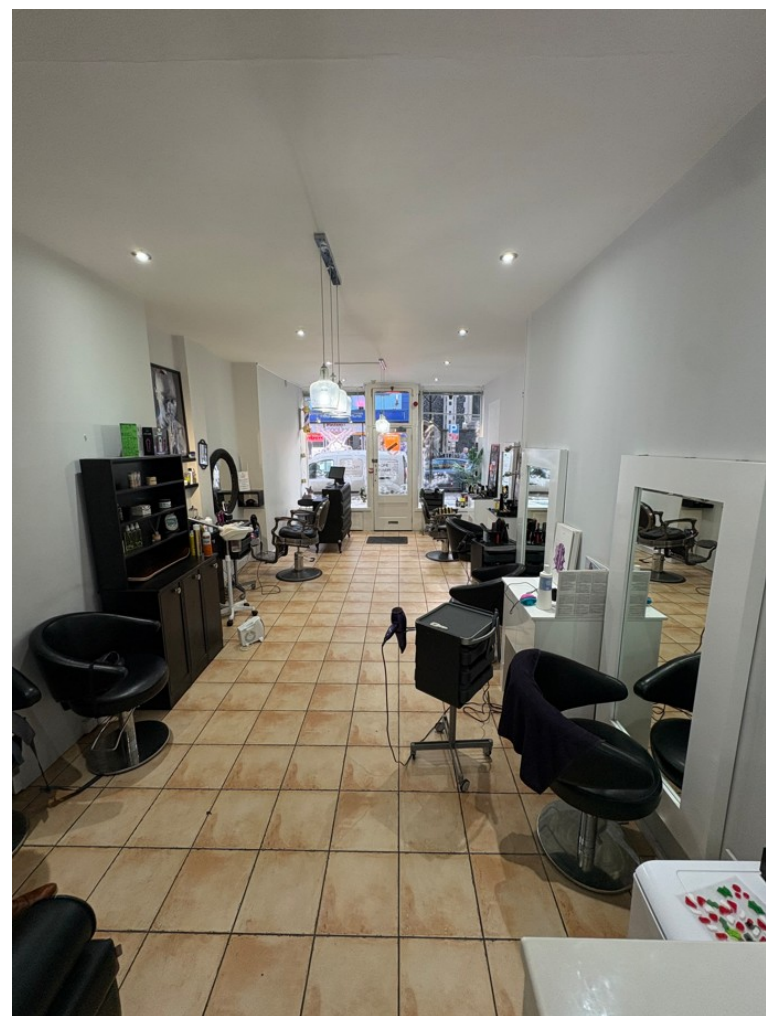
**Tel: 01534 888848  
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**Website: [www.sarreandcompany.co.uk](http://www.sarreandcompany.co.uk)**

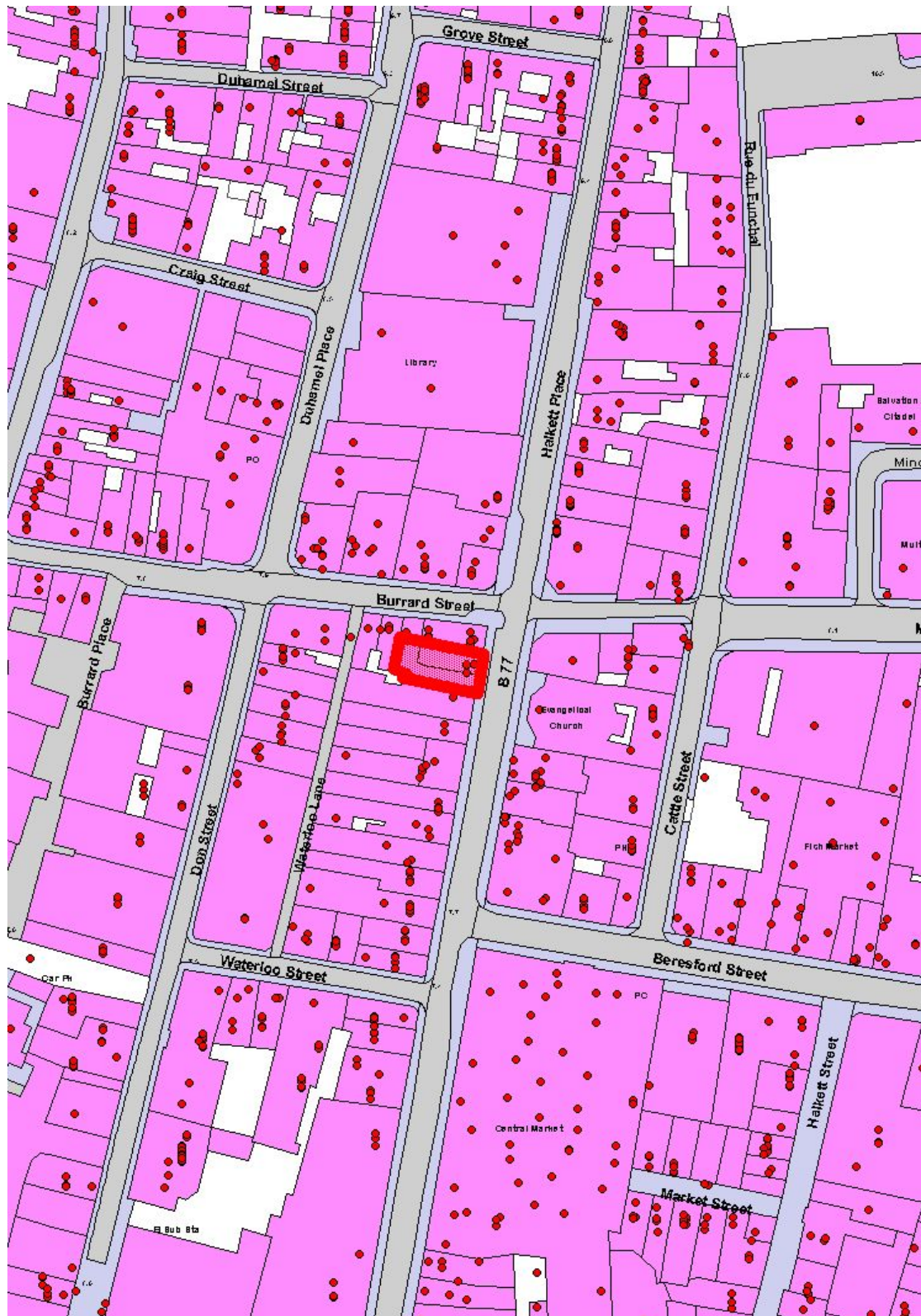
WHILST WE BELIEVE THESE PARTICULARS TO BE CORRECT NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY INACCURACY

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